

DATE: May 23, 2023
FROM: Escarlet Mar, Associate Planner

SUBJECT: **NOTICE OF INTENT TO APPROVE A DESIGN REVIEW PERMIT MODIFICATION**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an Administrative Permit application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues Design Review Permit Modifications for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit eleven days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Escarlet Mar, by phone at (916) 774-5247 or e-mail at emar@roseville.ca.us. All requests for a public hearing must be in writing (to Escarlet Mar, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

Project Description

Applicant: Ingo Giani, Trojan Storage
Property Owner: Trojan Storage of Roseville II, LLC
Date Filed: August 12, 2022
File/Project Number: PL22-0275

Project Name & Address: INFILL PCL 248 – Trojan Self-Storage; 1550 Vineyard Road
Request: The applicant requests a Design Review Permit Modification to modify the previously approved Foothill/Vineyard Storage project (under file #DRPMD 00-81) to construct a ±50,800-square-foot self-storage building, with associated parking, lighting, and landscaping improvements.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value, as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Consistent with this exemption, the proposed development is located within city limits on no more than five acres and is consistent with the general plan designation and zoning designation. The site has no value as habitat for endangered, rare, or threatened species, does not result in any significant effects relating to traffic, noise, air/water quality, and can be adequately served by all required utilities and public services. Therefore, no further environmental review is required.

LAST DAY TO REQUEST A PUBLIC HEARING: June 2, 2023 by 5 p.m.

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.